

**Drum Point Property Owners' Association  
General Membership Meeting  
Drum Point Club  
June 24, 2025  
Draft**

**In Board Members present:** Tony Spakauskas, Jack Andre, Bonnie Blades, Asha Andreas, Ginny Rice, Susan Rork, and John Latham

**Board Members not present:** Mike Snapp and Allen Fine

**Staff present:** Rhea Webster – Association Manager

Tony Spakauskas, President of the Board of Directors for the Drum Point Property Owners' Association (DPPOA), called the meeting to order at 7:00 p.m. With just 30 Association memberships in good standing represented, a regular quorum was not present. However, per the motion made and approved during the March 16, 2025, General Membership Meeting, the next scheduled meeting would be held in accordance with Maryland Law § 5-206 ("If the number of members present at a meeting does not meet the requirements of a quorum, those present may call another meeting to meet quorum requirements. At the additional meeting, the members present in person constitute a quorum"). This is to be considered that additional meeting.

**President's Remarks:** Tony Spakauskas stated the following:

- The Slate of Candidates for the upcoming year, which would ordinarily have been presented at the March meeting, will be presented for approval at tonight's meeting. He thanked Asha Andreas, who will not be running for another term, for her eight years of service on the DPPOA Board of Directors.
- The draft budget for Fiscal Year 2026 will be presented for approval during this meeting. Fees for the next fiscal year (FY 2027) will likely increase due to increased cost of various items, including insurance and asphalt for the repaving of streets.
- ThinkBig Networks, a fiber optic company, has been granted approval to bore in the Drum Point right of way in order to install fiber optic cable. A representative from ThinkBig Networks will make a presentation during the September meeting of the general membership (Date to be determined).

**Approval of Minutes:** Susan Rork made a motion to approve the minutes of the December 21, 2024, meeting, distributed at the door (posted to the Association website). The motion was seconded and passed unanimously.

### **Committee Reports**

**Office Update:** Rhea reported the following:

- The lending library at the DPPOA office sprang a leak and had to be repaired. Joe Bateman replaced the roofing boards and shingles, and it will be repainted.
- Audit work for FY 2025 has begun.
- Membership in good standing (dues collection) for FY 2025 is approximately 82%. This percentage is similar to that of years past and is the figure used for budgeting purposes.

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**Operational/Roads Committee:** Steve Rowe reported the following:

- A Statement of Work and Request for Proposals was sent to 12 paving contractors. The pre-bid meeting has been set for July 16<sup>th</sup> with the bid opening scheduled for July 23, 2025. Streets included in this year's work include: Harbor Drive, Marine Drive and Marine Terrace, Ships Way, Leason Cove to Mill Creek Drive, Mill Creek Drive to Leason Cove Drive, and Valerie Lane.
- Several storm water management projects are also under consideration (Noni's Way at Johnson Drive, Chestnut Drive at Huron Drive, and at 207 Lessin Drive).

**Finance Committee:** The Balance Sheet and Profit and Loss Statement were distributed at the door. Jack Andre presented the draft budget for Fiscal Year 2026. The following was noted:

- The draft budget for the upcoming fiscal year was distributed at the door (the full budget was made available in the DPPOA office as well as posted to the website).
- Cost of snow removal was more than double the amount budgeted.
- The insurance premium offered by Nationwide Insurance nearly tripled from \$6400 to \$18,000. A number of other companies were contacted, many of which will no longer offer packages to homeowners' associations. State Farm Insurance Company was able to provide a premium of \$11,000. That along with other cost increases will likely necessitate an increase in the Mandatory Assessment for fiscal year 2027, which begins July 1, 2026. This fee has not increased since it was first assessed in 2014.
- There are four income streams available to the association as follows:
  - Covenant Fees
  - Mandatory Assessments
  - State Highway User Revenue
  - Special Tax District fund

After discussion, the following motion was made:

**Motion:** Dan Mathias made a motion to accept the draft budget for Fiscal Year 2026 as presented. The motion was seconded and approved unanimously.

**Safety Committee:** No report

**Environmental Committee:** Bonnie Blades reported the following:

She will be inspecting areas where Phragmites (an invasive plant) have been being treated for the past several years. She will take photos and send them to Mark Smith (Phragmites Invasive Control) so a determination can be made as to whether treatment is needed this year.

There is a service available in the area for the removal of poison ivy on private property. They can be contacted via their website at: <https://poisonivycontrolofmaryland.com/>

Also available in the area is a goat-scaping service. Information can be found on the Drum Point Facebook page.

**Welcoming Committee:** No report

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**Planning Committee:** No report

**Unfinished Business:** None scheduled.

**New Business:** In Curt Larsen's absence, Tony presented the following Slate of Candidates for the upcoming year:

- Bonnie Blades
- Susan Rork
- Adrian Stanton

Nominations from the floor were called for. Hearing no nominations from the floor, the following motion was made:

**Motion:** Dan Mathias made a motion to accept the Slate of Candidates by acclamation. The motion was seconded and passed unanimously.

**Public Comment:**

Nancy Hall, a new property owner, asked how one might acquire information about the community and how she might volunteer at the beach. It is best to stop by the Association office to get information on volunteer opportunities, a parking tag, fees in Drum Point etc.

Dean Troxel reminded all about the upcoming Drum Point Day, scheduled from 3:00 – 7:00 on Saturday, July 5<sup>th</sup>.

Carol Bush spoke about a young man who is offering yard services. His business card can and will be placed on the bulletin board at the Association office.

With no further business to discuss, the meeting adjourned at 7:45 a.m. The next meeting of the membership will be scheduled for September 2025 (date to be determined).